003.0	0005	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,069,800 / 1,069,800
					USE VALUE:	1,069,800 / 1,069,800
					ASSESSED:	1,069,800 / 1,069,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKALETSKY VLADIMIR/YELENA
Owner 2:	
Owner 3:	
Street 1:	26 VARNUM STREET UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEGIACOMO JAMES R -
Owner 2:	-
Street 1:	99 HIGH ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 4,659 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Aluminum Exterior and 3396 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4659.000	622,000		447,800	1,069,800
Total Card	0.107	622,000		447,800	1,069,800
Total Parcel	0.107	622,000		447,800	1,069,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.04 | /Parcel: 315.0

Legal Description

User Acct

3560

GIS Ref

GIS Ref

Insp Date

09/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	622,000	0	4,659.	447,800	1,069,800	1,069,800	Year End Roll	12/18/2019
2019	105	FV	477,400	0	4,659.	475,800	953,200	953,200	Year End Roll	1/3/2019
2018	105	FV	477,400	0	4,659.	347,100	824,500	824,500	Year End Roll	12/20/2017
2017	105	FV	429,000	0	4,659.	302,300	731,300	731,300	Year End Roll	1/3/2017
2016	105	FV	429,000	0	4,659.	257,500	686,500	686,500	Year End	1/4/2016
2015	105	FV	384,600	0	4,659.	251,900	636,500	636,500	Year End Roll	12/11/2014
2014	105	FV	384,600	0	4,659.	207,100	591,700	591,700	Year End Roll	12/16/2013
2013	105	FV	399,300	0	4,659.	197,000	596,300	596,300		12/13/2012

!355!

PRINT

Date	Time
12/10/20	16:10:06

LAST REV

Date	Time
09/13/17	15:50:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEGIACOMO JAMES	1337-133		5/24/2007		744,000	No	No		
DE LORENZO FELI	1334-93		3/15/2007	Family	1	No	No		
DE LORENZO FELI	1239-171		7/16/2001	Convenience	1	No	No		
	1132-137		9/22/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2011	859	Re-Roof	7,950					
10/27/1992	549	Manual	1,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2017	Meas/Inspect	PH	Patrick H
8/31/2017	MEAS&NOTICE	HS	Hanne S
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	294	PATRIOT
1/21/2009	Meas/Inspect	294	PATRIOT
12/4/2008	MLS	MM	Mary M
8/15/2007	MLS	HC	Helen Chinal
9/24/1999	Mailer Sent		
9/24/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4659		Sq. Ft.	Site		0	80.	1.20	1									447,816						447,800	

Total AC/HA: 0.10696 | Total SF/SM: 4659 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 447,816 | Spl Credit | Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95921004
Const Adj.:	0.99712771
Adj $ / SQ:	162.597
Other Features:	148000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	845110
Depreciation:	223109
Depreciated Total:	622001

COMMENTS

FFL HEAT=OIL. SFL & TQS=GAS HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
1	6	2	
Totals			
3	15	6	

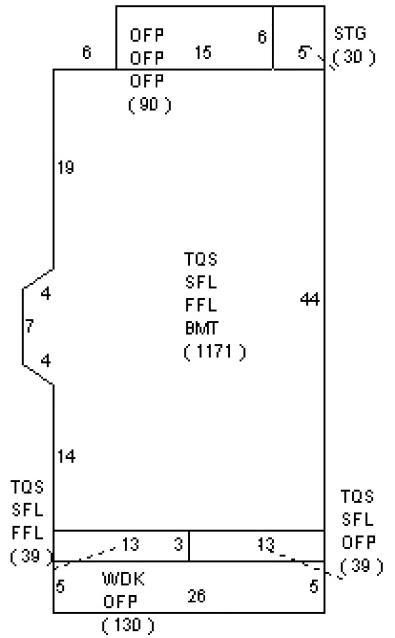
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.86
Special Features:	0	Val/Su Net:	120.40
Final Total:	622000	Val/Su SzAd	183.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,249	162.600	203,084
FFL	First Floor	1,210	162.600	196,743
BMT	Basement	1,171	48.780	57,120
TQS	3/4 Story	937	162.600	152,313
OFP	Open Porch	439	20.200	8,868
WDK	Deck	130	13.650	1,775
STG	Storage	30	12.630	379

	Net Sketched Area:	5,166		Total:	620,282
Size Ad	3395.75	Gross Are	5478	FinArea	3396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

003.0-0005-0030.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	